



Scale 1 : 400



The intended plot size of this plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:400.

metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
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Surveyor's Certificate

CERTIFY THAT :

This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.

The survey was completed on the __ day of _____, 2025.

Date _____ Andrew J. Broxham
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-69155

Notes & Legend

Denotes	
□	Survey Monument
■	Survey Monument Found
▬	Standard Iron Bar
▬IB	Short Standard Iron Bar
▬B	Iron Bar
W(17)	Witness
Meas.	Measured
A063	Annis, O'Sullivan, Vollenbeick Ltd.
P(1)	Plan 5R-2119
P(2)	Plan 4R-13164
P(3)	Plan 5R-547
P(4)	5R-2012
OHW	Overhead Wires
M	Hydro Meter
LF	Chain Link Fence
MF	Metal Fence
UP	Utility Pole
AN	Anchor

distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99968.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown here, having a bearing of NAD83/2650.67° and are referenced to MTM Zone 9 (7°30' West longitude / NAD83 CSRS) (2016).

or bearing compasses, a rotation of 0°40'00" counter-clockwise was applied to bearings on PS.

distances on P1 and P4 are grid and have been converted to ground by dividing by the combined scale factor.

coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to MTM Zone 9 (7°30' West longitude) NAD83 CSRS (2016).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A	Northing	5025415.65	Easting	385509.08
Point B	Northing	5025610.67	Easting	385855.37

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.